

PB# 96-18

**New Hilltop Devel. Corp.
(Amended SP)**

35-1-41

96 - 18 New Hilltop Dev. Corp. (Windsor Crest)
Rt. 32 (Shaw) Amended S.P.

Approved 11-4-96

Planning Board

Town Hall

555 Union Ave.

New Windsor, N.Y. 12553

MADE IN U.S.A.
© Wilson Jones, 1989DATE July 9, 1976 RECEIPT NUMBER 96-18RECEIVED FROM New Hilltop Development Corp.Address 232 Windsor Hwy - New Windsor, N.Y. 12553Seven Hundred Fifty 00/100 DOLLARS \$ 750.00FOR Site Plan Escrow

ACCOUNT		HOW PAID	
BEGINNING BALANCE	750 00	CASH	
AMOUNT PAID	750 00	CHECK	# 1651
BALANCE DUE	- 0 -	MONEY ORDER	

BY James P. Mason, Secy to the P.B.

TOWN OF NEW WINDSOR

555 Union Avenue

New Windsor, NY 12553

General Receipt

15639

July 10 1976Received from New Hilltop Dev Corp. \$ 100.00One Hundred 00/100 DOLLARSFor P.B. # 96-18

DISTRIBUTION:

FUND	CODE	AMOUNT
ck # 1650		100.00

By Dorothy H. HansonTown Clerk

TITLE

WILLIAMSON LAW BOOK CO., VICTOR, NY 14564

TOWN OF NEW WINDSOR

555 Union Avenue

New Windsor, NY 12553

General Receipt

15986

November 4 1976Received from New Hilltop Development Corp. \$ 100.00One Hundred and 00/100 DOLLARSFor Planning Board Approval Fee # 96-18

DISTRIBUTION:

FUND	CODE	AMOUNT
ck # 2831		100.00

By Dorothy H. HansonTown Clerk

TITLE

WILLIAMSON LAW BOOK CO., VICTOR, NY 14564

BALANCE	150.00	CHECK	# 1651
AMOUNT PAID	750.00	MONEY ORDER	
BALANCE DUE	-0-		

BY Mural Mason, Secy to the P.B.

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12553

General Receipt 15639

July 10 1996

Received from New Hilltop Dev Corp. \$ 100.00
One Hundred 00/100 DOLLARS

For P.B. # 96-18

DISTRIBUTION:

FUND	CODE	AMOUNT
CH # 1650		100.00

By Dorothy H. Hansen
Town Clerk
TITLE

WILLIAMSON LAW BOOK CO., VICTOR, NY 14564

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12553

General Receipt 15980

November 4 1996

Received from New Hilltop Development Corp. \$ 100.00
One Hundred and 00/100 DOLLARS

For Planning Board Approval Fee # 96-18

DISTRIBUTION:

FUND	CODE	AMOUNT
CH # 2831		100.00

By Dorothy H. Hansen
Town Clerk
TITLE

WILLIAMSON LAW BOOK CO., VICTOR, NY 14564

9/30/96 10/23/96
asked for Eng fee
\$116.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/04/96

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 96-18

NAME: WINDSOR CREST CONDOMINIUMS - PHASE II
APPLICANT: NEW HILLTOP DEVELOPMENT CORP.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
07/09/96	REC. CK. # 1651	PAID		750.00	
07/10/96	P.B. ATTY. FEE	CHG	35.00		
07/10/96	P.B. MINUTES	CHG	76.50		
09/11/96	P.B. ATTY FEE	CHG	35.00		
09/11/96	P.B. MINUTES	CHG	36.00		
10/23/96	P.B. ENG. FEE	CHG	116.00		
11/04/96	RET. TO APPLICANT	CHG	451.50		
		TOTAL:	750.00	750.00	0.00

*Please issue a check in
the amount of \$451.50 to:*

*New Hilltop Dev. Corp.
232 Windsor Hwy.
New Windsor, N.Y. 12553*

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/20/96

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 96-18

NAME: WINDSOR CREST CONDOMINIUMS - PHASE II
APPLICANT: NEW HILLTOP DEVELOPMENT CORP.

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
11/04/96	PLANS STAMPED	APPROVED
09/11/96	P.B. APPEARANCE . MUST PUT UP STREET SIGNS WITHIN 4-6 WEEKS	ND:APPROVED
09/04/96	WORK SESSION APPEARANCE	REVISE & SUBMIT
08/21/96	WORK SESSION APPEARANCE	REVISE & SUBMIT
07/10/96	P.B. APPEARANCE	SET FOR P.H. LA
07/03/96	WORK SESSION APPEARANCE	SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/11/96

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 96-18

NAME: WINDSOR CREST CONDOMINIUMS - PHASE II
APPLICANT: NEW HILLTOP DEVELOPMENT CORP.

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
REV1	09/06/96	MUNICIPAL HIGHWAY	09/10/96	APPROVED
REV1	09/06/96	MUNICIPAL WATER	09/09/96	APPROVED
REV1	09/06/96	MUNICIPAL SEWER	/ /	
REV1	09/06/96	MUNICIPAL FIRE . NEED STREET NAME SIGNS FOR EACH OF THE	09/11/96	APPROVED STREETS
ORIG	07/09/96	MUNICIPAL HIGHWAY	07/10/96	APPROVED
ORIG	07/09/96	MUNICIPAL WATER	07/10/96	APPROVED
ORIG	07/09/96	MUNICIPAL SEWER	09/06/96	SUPERSEDED BY REV1
ORIG	07/09/96	MUNICIPAL FIRE	07/10/96	APPROVED

Reg Dec
m LN
5 -
4 Ayes
0 Nay
Final Approval
m LN
4 Ayes
0 Nay
LN

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/20/96

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 96-18

NAME: WINDSOR CREST CONDOMINIUMS - PHASE II
APPLICANT: NEW HILLTOP DEVELOPMENT CORP.

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	07/10/96	EAF SUBMITTED	07/09/96	WITH APPLICATION
ORIG	07/10/96	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	07/10/96	LEAD AGENCY DECLARED	07/10/96	TOOK LEAD AGENCY
ORIG	07/10/96	REQUEST FOR INFORMATION	/ /	
ORIG	07/10/96	DECLARATION (POS/NEG)	09/11/96	DECL. NEG. DEC.

RESULTS OF P.B. MEETING

DATE: September 11, 1976

PROJECT NAME: Windsor Crest PROJECT NUMBER 76-18

* * * * *

LEAD AGENCY: _____ * NEGATIVE DEC: _____
 M) ___ S) ___ VOTE: A ___ N ___ * M) ___ S) ___ VOTE: A ___ N ___

CARRIED: YES _____ NO _____ * CARRIED: YES: _____ NO _____

* * * * *

PUBLIC HEARING: M) ___ S) ___ VOTE: A ___ N ___

WAIVED: YES _____ NO _____

SEND TO OR. CO. PLANNING: M) ___ S) ___ VOTE: A ___ N ___ YES ___ NO ___

SEND TO DEPT. OF TRANSPORT: M) ___ S) ___ VOTE: A ___ N ___ YES ___ NO ___

DISAPP: REFER TO Z.B.A.: M) ___ S) ___ VOTE: A ___ N ___ YES ___ NO ___

RETURN TO WORK SHOP: YES _____ NO _____

APPROVAL:

M) 5 S) 14 VOTE: A 4 N 0 APPROVED: 9-11-96

M) ___ S) ___ VOTE: A ___ N ___ APPR. CONDITIONALLY: _____

NEED NEW PLANS: YES _____ NO _____

DISCUSSION/APPROVAL CONDITIONS: _____

Must put up street signs within 4-6 weeks

Phase I represent. (Bill Mollar)

Phase II " (Alexander D'Andretta)



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

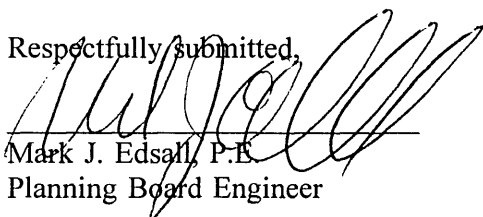
**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: WINDSOR CREST CONDOMINIUMS (PHASE II)
SITE PLAN AMENDMENT
PROJECT LOCATION: NYS ROUTE 32
SECTION 35-BLOCK 1-LOT 41
PROJECT NUMBER: 96-18
DATE: 11 SEPTEMBER 1996
DESCRIPTION: THE APPLICATION INVOLVES A LAYOUT REVISION TO
THE APPROVED PHASE II PORTION OF THE PROJECT,
WITH NO CHANGE IN UNIT COUNT. THE PLAN WAS
PREVIOUSLY REVIEWED AT THE 10 JULY 1996 AND
14 AUGUST 1996 PLANNING BOARD MEETINGS.

1. The Applicant's Engineer has met with Town representatives and representatives from the Homeowner's Association at several Technical Work Session Meetings and other conferences. Pursuant to same, the Applicant's Engineer has revised the amended site plans to address these concerns. The Board should require the Engineer to review all such revisions made to the plan and verify the items being revised as part of this site plan amendment.

At this time I am aware of no concerns with regard to the revisions proposed as part of this amendment. If the Board identifies any new areas of concern or items which require further review, I will be pleased to do so, as deemed appropriate by the Planning Board.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:WINDCR2.mk

WINDSOR CREST AMENDED SITE PLAN (96-18) ROUTE 32

Mr. Gregory Shaw appeared before the board for this proposal.

MR. SHAW: Thank you, Mr. Chairman. Last month I came before this board representing Windsor Crest condos where we had a public hearing for an amended site plan. If you will remember, with the presentation we discussed about changing the townhouse unit types from units without garages that had common parking areas to units that have garages. The units that are changed are reflected in a shaded background on the plans before you. Additional changes that we discussed at last month's meeting was the deletion of a road called Driftwood Lane where we turned the units where they were facing Driftwood. Our changes, such as grading and couple storm drain lights that were also reflected on the plan we received good amount of input at the public hearing and this board concluded at the public hearing I believe you have closed the public hearing with my office going back and expanding the work on the site plan incorporating some other issues.

MR. PETRO: I think there were five.

MR. SHAW: Real quickly, there was the sidewalks of Phase 2, some of the residents of Windsor Crest expressed concern about the sidewalks going through the interior of the parcels and adjacent to their units. What I have done is revised the site plan to reflect the sidewalk starting in this location on the northerly side of Highwood Drive coming and continuing into Phase I along the southerly loop of Highwood Drive.

MR. PETRO: This is the wrong plan, the one I have revised is when?

MR. SHAW: This is the wrong one. So the change which the board suggested was the incorporation of a couple recycling centers in Phase 2. Presently there was one. Now for Phase 1 actually it's serving about half of the residents which presently live at Windsor Crest. And in addition to that one which is on Gazebo Court which will remain, we have incorporated two additional

recycling centers, one on Crabapple Lane and one into the high point along Highwood Drive and we have tried to buffer those recycling areas with some evergreens and that is reflected on the partial landscaping plan included in the set before you. Another issue that was discussed was the security lighting between the units at the high point of Highwood Drive and those units which enter onto Crabapple Lane we have incorporated two extra poles, one along the northerly side of Highwood Drive, one along the southerly side of Highwood Drive also we have put in many evergreens in that area, as I described behind Crabapple Lane to give some type of a buffer between the two units and also the boulders which are going to be an aesthetic feature of this site. That has been incorporated into the layout of the plan. We brought some storm drains behind those units, even though the areas to be limited, again those units the ones that face Crabapple Lane, even though that area's rather limited, we did bring some storm drain and piping in there to catch the water behind the units. So I don't have to rely upon the water discharging alongside of the units to the storm drainage system over the road. We also took the liberty of adding some storm drains to the back of the most highest units which are on Fairway Court, Highwood Drive and evergreen Court, again the same purpose, to collect the storm water behind the units, get it into the the piping and into the street, storm drainage system without having to go around the buildings. Since the meeting, last month, I have met with a couple gentlemen of Phase 1, we reviewed the sidewalks in Phase 1 and I can express to you that they told me explicitly that they do not want any additional sidewalks in Phase 1. The drawing before you tonight reflects the existing sidewalks of Phase 1. And I, at the workshop session with your consultants three weeks ago, there was also a gentlemen, I don't remember his name, he's here tonight, who represented that he represented the Phase 2 homeowners and he was part of the discussion also. So I have tried to incorporate, I have tried to incorporate the board's comments, your consultant's comments and also some of the comments of the residents of Windsor Crest so we're here before you tonight requesting a site plan approval for this amended site plan for Windsor Crest.

MR. PETRO: I spoke with you on the phone, your name, sir, for the minutes? I know it's not a public hearing, I just want to get your name for the minutes as a representative of Phase 2, correct?

MR. ALEXANDER D'ANDRETTA: My name Alender D'Andretta, unit 60, Highview Court.

MR. PETRO: Well, I'll tell you, you have hit everything that I think we have talked about so I don't know if any of the members want to go over anything.

MR. LANDER: The drainage on that is going to be behind units 114 to 121, what's with the water, I know we have a large berm and we have a split rail fence, I see a catch basin here, unless I'm missing it.

MR. SHAW: I think what you're looking for is on the following drawing which is the utility plan which reflects the catch basins, the piping and points of discharge into the street's drainage system.

MR. LANDER: So you are going to collect all this water from here to here?

MR. SHAW: Correct. Basically, there are drainage swales which will convey the water to the basins.

MR. PETRO: New catch basins is that what you're putting there?

MR. SHAW: Correct.

MR. PETRO: What's your number, ma'am?

WOMAN IN AUDIENCE: 122.

MR. PETRO: So that is directly behind 122. Matter of fact, it's directly behind it. Landscaping behind there you want to touch on that again behind those buildings?

MR. SHAW: Yeah, that is on drawing 4, I believe, and between those units we have incorporated different

types of evergreens, some of which are Norway Spruce, some of which are white pine and some of which are Douglas Fir, we're looking for an evergreen to create some type of visual buffer.

MR. PETRO: We have a request from the fire department that review of the above referenced subject site plan was conducted on 11 September, 1996. This site plan is acceptable. I'd like to request that the planning board have the developer put up street name sign for each of the streets.

MR. SHAW: We'd be glad to do it.

MR. PETRO: Let the minutes reflect that Mr. Shaw says the applicant will be happy to do that.

MR. LUCAS: Does that have to do with 911?

MR. SHAW: Yes. In this drawing that is before you reflects the 911 street address which was given to me by Bob Rogers, so that this drawing will be available to the fire department with respect to the numbering sequence for the project.

MR. LANDER: Concrete retaining wall unit 71 and 75 which hides that wall there.

MR. SHAW: It's going to go from elevation 238 to 226, 227 so about 11, 12 feet high.

MR. PETRO: There was also a couple concerns about some lighting down at the existing areas, remember there was a fella that spoke on some lighting.

MR. SHAW: Correct, he had, he was living in the unit where there was no lighting, Mike, maybe you can speak to that, were lights put there?

MR. BABCOCK: To my knowledge, yes, they were, they were taken care of, Mr. Chairman.

MR. SHAW: I don't know if they are permanent, they are certainly temporary and they provide light.

MR. BABCOCK: The lights were on back order, they called me and asked me what they could do and I said I want lights and they said okay, fine, they put in some time temporary lights, I guess until the new ones come in, I don't know whether they had switched them.

MR. PETRO: This plan looks fine to me. What I want to do I know this is over, I know we have the representative from Phase 1 and Phase 2, do either of you gentlemen have any complaints or any additions or anything to say on this?

MR. BILL MALAR: I'm Bill Malar representing Phase 1, we're very happy with what Greg and Mark Edsall have worked out for us, we're pleased. One quick question street signs can we get any kind of date, timeframe when we'll have the street signs in? It's getting to be a problem, we're putting up our house numbers under the new system and it's--

MR. PETRO: 60 days be reasonable?

MR. SHAW: I think they should be done in 60 days, I can't see that as being a problem as far as getting your hands on the material.

MR. PETRO: Can we get a timeframe?

MR. EDSALL: Four to six weeks is more than enough time for obtaining any sign you want so we can take that into account when we do the site reviews for C.O.s.

MR. PETRO: Thank you.

MR. D'ANDRETTA: In reference to street signs, half of the people in Phase 2 haven't received notification of their address, there are people in Phase 1 who already went through the system but we have no verification of what numbers of the units are, I think I spoke with fire inspector and he was going to call the county.

MR. EDSALL: Just for the record, Bob Rogers is aware of it, obviously the town assists in the assignment of the numbers but the 911 notifications from the county so Bob is looking into it.

MR. D'ANDRETTA: So the street signs should be in coordination with the numbers or it won't be good for 911.

MR. PETRO: Landscaping, sidewalks, catch basins, everything else that was discussed at the meeting, lighting, I think looks excellent.

MR. D'ANDRETTA: I approve of everything that Mr. Shaw put down, I think she's happy also.

MR. PETRO: That was a little irregular, we don't normally go out but you looked happy, I figured I'd ask you. Greg, I think it looks fine. Any other members want to go over this any further? Any outstanding issues, Mark, I don't--

MR. EDSALL: No, I think it was a very good effort Mr. Malar not to delay but in talking about landscaping where that walk which was removed going down through the landscaping plans which are approved by this board back in '88 for Phase 1 call for plantings down through there, this is the appropriate time to see that it's ordered to be done.

MR. PETRO: Where were the sidewalks going to be?

MR. MALAR: Where the one sidewalk in back of the buildings, which is now removed, done away with, there's a planting supposed to be in there some 14, 17 trees that are supposed to be put in, its in the original landscape plan proffered for Windsor Crest development back in '88 and my question is is now the appropriate time to bring it up?

MR. PETRO: We can always get together with the town engineer.

MR. EDSALL: We'll look into that.

MR. PETRO: Does it coincide with the sidewalk or is it a separate issue from the sidewalks?

MR. MALAR: No, it's separate entirely, I'm just

identifying it by the location where the sidewalk was.

MR. EDSALL: We'll follow that up with Bill.

MR. PETRO: He will look at that. Motion to approve?

MR. STENT: Motion we approve the amended site plan for Windsor Crest Condominiums.

MR. LUCAS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Windsor Crest Condominiums of Phase 2 site plan amendment. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

WINDSOR CREST - CONTINUED

MR. PETRO: Reopen Windsor Crest amended site plan condos. There's something we did not clear negative dec at the prior meeting which we thought we had, there was a motion made, but we got sidetracked and it was never completed. What we'll do just start with a new motion.

MR. LANDER: So moved.

MR. LUCAS: Second it.

MR. PETRO: Motion for negative dec on the Windsor Crest amended site plan on Route 32 and it's represented by Mr. Shaw. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. PETRO: We're going to also just to reconfirm the motion for final approval.

MR. LUCAS: Motion for final approval.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to Windsor Crest amended site plan on Route 32 represented by Mr. Shaw. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

232 Windsor Hwy #60
New Windsor, NY 12553
Aug 19, 1996

Dr. Mr. James R. Petco Jo
Chairman, of New Windsor Planning Board,

I, Alexander D'Anoceta am requesting
that I be present at this coming
Workshop. Reference Phase II site change
at Windsor Crest Cond

Since the majority of changes are in
Phase II you must admit it is only fair
that I, representing Phase II, be there.

Our concern is to see that all
the changes and inclusions be on the new
revised site map we spoke about on 8/14/96
meeting.

Phone # 565-2455

Yours truly.

Alexander D. Anderson

Alexander D. Anderson

Russ ASTRAB UNIT 131

Edgardo & Sarahi DIAZ #64 568-0418

~~Alfonso S. Simal #66~~

Jany a. Brown #65

Pat Frost #58

~~Ernest #63~~

Russ Little #59

John Wilson #62

Marina D'Amico #60

Al C. Cutler #59

MEMORANDUM

**TO: JAMES PETRO, JR. - PLANNING BOARD CHAIRMAN
MARK EDSALL, P.E., ENGINEER FOR THE PLANNING BOARD**

FROM: MYRA MASON, SECRETARY TO THE PLANNING BOARD

DATE: AUGUST 8, 1996

**SUBJECT: WINDSOR CREST AMENDED SITE PLAN - PUBLIC HEARING
PLANNING BOARD NUMBER (96-18)**

THESE ARE SOME OF THE CONCERNS THE HOMEOWNERS AT WINDSOR CREST
HAVE BEEN ASKING ME ABOUT:

SOME OF THE GRADES HAVE BEEN CHANGED IN THE FIELD AND NOT ON THE
PLANS - THIS MAY HAVE BEARING ON THE DRAINAGE.

THE SIDEWALK LEADING TO BELOW THE RECREATION CENTER SHOULD LEAD
DIRECTLY TO THE RECREATION CENTER.

THE NEED FOR MORE RECYCLING CENTERS - WHAT IS THERE IS NOT ADEQUATE
AND ALL THE UNITS ARE NOT EVEN FULL YET.

THEY ARE INCREASING FLOOR SPACE BECAUSE THEY HAVE 2 ½ BATHS AND
THREE BEDROOMS (TWO BEDROOMS & DEN = 3 BEDROOMS) ACCORDING TO THE
HOMEOWNERS.

MYRA

In the Matter of Application for Site Plan/Subdivision of
Windsor Crest Condominiums

AFFIDAVIT OF
SERVICE
BY MAIL

On July 31, 1996, I compared the 101 addressed envelopes containing the attached Notice of Public Hearing with the certified list provided by the Assessor regarding the above application for Site Plan/Subdivision and I find that the addressees are identical to the list received. I then mailed the envelopes in a U.S. Depository within the Town of New Windsor.

31st day of July, 1996

DEBORAH GREEN
Notary Public, State of New York
Qualified in Orange County
4984065
Commission Expires July 15, 1997

AFFIMAIL.PLB - DISC#1 P.B.



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

July 19, 1996

Gregory J. Shaw
744 Broadway
Newburgh, NY 12550

Re: Tax Map Parcels: # 35-1-111
88-1-1

Dear Mr. Shaw:

According to our records, the attached list of property owners for both referenced parcels are abutting and across any street.

The charge for this service is \$140.00 for both parcels, minus your deposit of \$50.00. Please remit the balance of \$90.00 to the Town Clerk's office.

Sincerely,

LESLIE COOK
Sole Assessor

/cad
Attachment

cc: Myra Mason, Planning Board

Schatz, Aloysius J.
1470 Route 94
New Windsor, NY 12553

Yannone, Raymond D. Jr. ✓
51 Route 9W
New Windsor, NY 12553

Petro, James R. Jr. ✓
PO Box 928
Vails Gate, NY 12584

Venice Marina Holdings Inc. (as Agent for Demoorring, Inc.) ✓
1 Marine Midland Center, 15th Floor
Buffalo, NY 14203

New Hilltop Development Corp. ✓
232 Windsor Highway
New Windsor, NY 12553

Buckheit, Theodore O. & Marian D. ✓
232 Windsor Hwy., Unit 57
New Windsor, NY 12553

Frost, Ronald W. & Patricia ✓
232 Windsor Hwy., Unit 58
New Windsor, NY 12553

Cutler, Lee E. & Rissa A. ✓
232 Windsor Hwy., Unit 59
New Windsor, NY 12553

Dandreta, Vienna ✓
Windsor Crest Condo, 232 Windsor Hwy., Unit 60
New Windsor, NY 12553

Patterson, Gail L. ✓
232 Windsor Hwy., Unit 61
New Windsor, NY 12553

Volkers, John J. ✓
Windsor Crest Condos, 232 Windsor Hwy., Unit 62
New Windsor, NY 12553

Mackinnon, Ernest A. H. & Marie F. ✓
232 Windsor Hwy., Unit 63
New Windsor, NY 12553

Diaz, Edgardo & Sarahi ✓
232 Windsor Hwy., Unit 64
New Windsor, NY 12553

Brown, Gary A. & Liza ✓
232 Windsor Hwy., Unit 65
New Windsor, NY 12553

Schilk, Warren S.
232 Windsor Hwy., Unit 66
New Windsor, NY 12553

✓

Hamilton, Terrence & Adina
232 Windsor Hwy., Unit 122
New Windsor, NY 12553

✓

Wright, Dianne M.
232 Windsor Hwy., Unit 123
New Windsor, NY 12553

✓

Navarra, Francis & Natalie
232 Windsor Hwy., Unit 124
New Windsor, NY 12553

✓

Hecht, Tammy M
232 Windsor Hwy., Unit 125
New Windsor, NY 12553

✓

Robles, Wilce & Lopez Annette
232 Windsor Hwy., Unit 126
New Windsor, NY 12553

✓

Priore, Michael & Camille
232 Windsor Hwy., Unit 128
New Windsor, NY 12553

✓

Schisano, Salvator & Marie
232 Windsor Hwy., Unit 130
New Windsor, NY 12553

✓

Kessler, Lorraine G.
232 Windsor Hwy., Unit 131
New Windsor, NY 12553

✓

Saldana, Sybil
232 Windsor Hwy., Unit 136
New Windsor, NY 12553

✓

New Hilltop Development Corp.
232 Windsor Hwy.
New Windsor, NY 12553 ✓

Macdonald, Jeanette & Donald
4 Rico Dr.
New Windsor, NY 12553 ✓

Hearn, Denise R.
232 Windsor Hwy., Unit 2
New Windsor, NY 12553 ✓

Colt, William J. & Marie E.
232 Windsor Hwy., Unit 3
New Windsor, NY 12553 ✓

Gordon, George & Dolores E.
232 Windsor Hwy., Unit 5
New Windsor, NY 12553 ✓

Marsh, Donald P. & Howe, Jo Anne T
PO Box 4146
New Windsor, NY 12553 ✓

Pearce, Jay & Danilin, Melissa
232 Windsor Hwy., Unit 7
New Windsor, NY 12553 ✓

Howell, Alberto L.
232 Windsor Hwy., Unit 8
New Windsor, NY 12553 ✓

Coscone, Dominic & Judith
232 Windsor Hwy., Unit 9
New Windsor, NY 12553 ✓

Depra, Barbara J. & Rapoli, Louis
232 Windsor Hwy., Unit 10
New Windsor, NY 12553 ✓

Pushman, Albert E. Jr.
232 Windsor Hwy., Unit 11
New Windsor, NY 12553 ✓

Elbakry, Mohamed F. & Fathia A. & Lobna E.
7211 Statecrest Dr.
Annandale, VA 22003 ✓

Conace, Angela B.
232 Windsor Hwy., Unit 14
New Windsor, NY 12553 ✓

Sherman, Gary & Lydia
232 Windsor Hwy., Unit 15
New Windsor, NY 12553 ✓

Santiago, Corazon S. & Viray, Marietta E. ✓
Windsor Crest Condo, 232 Windsor Hwy., Unit 16
New Windsor, NY 12553

Scheps, Eric J. ✓
232 Windsor Hwy., Unit 17
New Windsor, NY 12553

Powderly, James ✓
232 Windsor Hwy., Unit 18
New Windsor, NY 12553

Brennan, Barbara ✓
232 Windsor Hwy., Unit 19
New Windsor, NY 12553

Mckinley, William & Lily ✓
232 Windsor Hwy., Unit 20
New Windsor, NY 12553

Molfese, Louise G. & Lucy ✓
232 Windsor Hwy., Unit 21
New Windsor, NY 12553

Etess, Paul & Joyce ✓
232 Windsor Hwy., Unit 22
New Windsor, NY 12553

Meissner, Oscar W. & Ruth R. ✓
232 Windsor Hwy., Unit 23
New Windsor, NY 12553

Mcgowen, John & Marie ✓
232 Windsor Hwy., Unit 24
New Windsor, NY 12553

Zimnowski, Edward W. & Donna M. ✓
Windsor Crest Condo, 232 Windsor Hwy., Unit 27
New Windsor, NY 12553

Rucker, Henry A. ✓
Windsor Crest Condo, 232 Windsor Hwy., Unit 28
New Windsor, NY 12553

Mackenzie, Neil A. & Rachel Maura ✓
232 Windsor Hwy., Unit 29
New Windsor, NY 12553

Sandefur, James S. ✓
232 Windsor Hwy., Unit 30
New Windsor, NY 12553

Jorge, Iris A. & Torres, Felix ✓
232 Windsor Hwy., Unit 31
New Windsor, NY 12553

Lawlor, James P. & Eileen M.
PO Box 211
Shrub Oak, NY 10588 ✓

Hawthorne, James N. & Rebecca S.
232 Windsor Hwy., Unit 33 ✓
New Windsor, NY 12553

Smith, Deborah A. & Fromm, Peter L.
232 Windsor Hwy., Unit 34 ✓
New Windsor, NY 12553

Guerriero, Nunzio & Denise
Windsor Crest Condo, 232 Windsor Hwy., Unit 45 ✓
New Windsor, NY 12553

Waldo, Beth A. & Todd D.
232 Windsor Hwy., Unit 46 ✓
New Windsor, NY 12553

Travell, Charles M. & Joan A.
232 Windsor Hwy., Unit 47 ✓
New Windsor, NY 12553

Davis, Malcolm R. & Debra A.
3347 Seymour Ave. ✓
Bronx, NY 10469

Golino, Leonard
1520 Ohm Ave. ✓
Bronx, NY 10465

Mills, Philip & Hazel
Windsor Crest Condo, 232 Windsor Hwy., Unit 50 ✓
New Windsor, NY 12553

McCormick, William C. & Rungnapa
232 Windsor Hwy., Unit 51 ✓
New Windsor, NY 12553

Carlone, George L & Athena
232 Windsor Hwy., Unit 52 ✓
New Windsor, NY 12553

Kinkopf, Louis & Mary
30 Blue Hills Dr. ✓
Saugerties, NY 12477

Kinkopf, Kenneth & Dolores
232 Windsor Hwy., Unit 54 ✓
New Windsor, NY 12553

Millar, William J. & Virginia R.
232 Windsor Hwy., Unit 55 ✓
New Windsor, NY 12553

Johnson, Arthur C. & Campbell, Linda T & Sean D
232 Windsor Hwy., Unit 56
New Windsor, NY 12553 ✓

Buckheit, Theodore O & Marian D
232 Windsor Hwy., Unit 57 ✓
New Windsor, NY 12553

Frost, Ronald W & Patricia
232 Windsor Hwy., Unit 58 ✓
New Windsor, NY 12553

Cutler, Lee E & Rissa A
232 Windsor Hwy., Unit 59 ✓
New Windsor, NY 12553

Dandreta, Vienna
Windsor Crest Condo, 232 Windsor Hwy., Unit 60 ✓
New Windsor, NY 12553

Patterson, Gail L
232 Windsor Hwy., Unit 61 ✓
New Windsor, NY 12553

Volkers, John J.
Windsor Crest Condo, 232 Windsor Hwy., Unit 62 ✓
New Windsor, NY 12553

Mackinnon, Ernest A. H. & Marie F.
232 Windsor Hwy., Unit 63 ✓
New Windsor, NY 12553

Diaz, Edgardo & Sarahi
232 Windsor Hwy., Unit 64 ✓
New Windsor, NY 12553

Brown, Gary A & Liza
232 Windsor Hwy., Unit 65 ✓
New Windsor, NY 12553

Schilk, Warren S
232 Windsor Hwy., Unit 66 ✓
New Windsor, NY 12553

Hamilton, Terrence & Adina
232 Windsor Hwy., Unit 122 ✓
New Windsor, NY 12553

Wright, Dianne M.
232 Windsor Hwy., Unit 123 ✓
New Windsor, NY 12553

Navarra, Francis & Natalie
232 Windsor Hwy., Unit 124 ✓
New Windsor, NY 12553

Hecht, Tammy M
232 Windsor Hwy., Unit 125
New Windsor, NY 12553 ✓

Robles, Wilce & Lopez Annette
232 Windsor Hwy., Unit 126
New Windsor, NY 12553 ✓

Priore, Michael & Camille
232 Windsor Hwy., Unit 128
New Windsor, NY 12553 ✓

Schisano, Salvator & Marie
232 Windsor Hwy., Unit 130
New Windsor, NY 12553 ✓

Kessler, Lorraine G
232 Windsor Hwy., Unit 131
New Windsor, NY 12553 ✓

Saldana, Sybil
232 Windsor Hwy., Unit 136
New Windsor, NY 12553 ✓

Sullivan, Janet & Curley, Ruth & Manthey, Robert & Frank Aj Jr.
205 Windsor Highway
New Windsor, NY 12553 ✓

Outwater, David S. & Corliss L.
305 No. Garden Court
New Windsor, NY 12553 ✓

Windsor Land Construction Corp.
1811 Route 52
Hopewell Junction, NY 12533 ✓

Samperio, Olga
311 Garden St.
New Windsor, NY 12553 ✓

Colacova, Joseph & Bliziotis, Maria
313 Garden St.
New Windsor, NY 12553 ✓

Pfuhl, Henry Fred & Lisa M.
301 Garden St.
New Windsor, NY 12553 ✓

Melvin, Darryl & Zulma M.
297 Garden St.
New Windsor, NY 12553 ✓

Napolitani, Donald R. & Mary Lou F.
293 Garden St.
New Windsor, NY 12553 ✓

Schatz, Aloysius J.
1470 Route 94
New Windsor, NY 12553 ✓

Venice Marina Holdings Inc. (as Agent for Demoorring, Inc.)
1 Marine Midland Center, 15th Floor
Buffalo, NY 14203 ✓

96 Envelopes from list
5 Town Reps

101 Envelopes mailed

7/31/96 C

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York will hold a PUBLIC HEARING at Town Hall, 555 Union Avenue, New Windsor, New York on August 14 199⁶ at 7:30 P.M. on the approval of the proposed _____ (~~Subdivision of Lands~~)* (Site Plan)* OF Windsor Crest Condominiums - Phase II located 232 Windsor Highway* Town Of New Windsor Map of the ~~(Subdivision of Lands)~~(Site Plan)* is on file and may be inspected at the Planning Board Office, Town Hall, 555 Union Avenue, New Windsor, N.Y. prior to the Public Hearing.

Dated: July 30, 1996

By Order of

TOWN OF NEW WINDSOR PLANNING BOARD

James R. Petro, Jr.

Chairman

WINDSOR CREST AMENDED SITE PLAN (96-18) ROUTE 32

Gregory Shaw of Shaw Engineering appeared before the board for this proposal.

MR. PETRO: Windsor Crest condo Phase 2 site plan on Route 32 represented by Mr. Shaw. Good evening, and what are we going to look at tonight?

MR. LANDER: I didn't like it from the beginning, I still don't like it.

MR. SHAW: Okay, Windsor Crest Phase 2 we're coming before you tonight with an amended site plan for a few minor changes.

MR. LANDER: They are never minor.

MR. SHAW: They certainly are this time. I have never lied to this board.

MR. LUCAS: Where is the Phase 1?

MR. SHAW: Phase 1 is along 32, you'll notice that there's a phase line on the property, this board approved Phase 1 in one application, approved Phase 2 in the following application and now we're here to amend the Phase 2 application which is, which this board approved maybe three years ago. So it has been a while since you have seen it. What I have done is try to superimpose on this drawing the changes in a shaded form. Very simply, Phase 2 was a combination of townhouse units with garages and townhouse units without garages. The perfect example of townhouse units without garages is this building right here which has 9 parking spaces in front of it and 3 more over on the side. That building is physically built. That building is the only building in Phase 2 that does not have garages because of marketing considerations, the people coming to this project want garages, clear and simple. They cannot sell these units without garages so what we're proposing is to come in with this amended plan to substitute townhouse units with garages for the units which were approved without garages, very simple. We're not changing the roads, we're not changing the

sewer lines, we're proposing to introduce units with garages and in order to accommodate them, okay, I had to manipulate some of the units and I say manipulate, in this cluster of units 82 through 86 there are five units there before there was four. The reason I had to increase that unit was because over in this cluster of 71 through 75, there was 6 and I only could fit 5, a slight manipulation. Bottom line no increase in units, no increase in the number of bedrooms. That is one issue.

MR. DUBALDI: Just a question. Is there any increase in square footage?

MR. SHAW: Of the unit types themselves?

MR. DUBALDI: Yes.

MR. SHAW: I can't answer that, Carmen, without looking at the architectural plans.

MR. DUBALDI: What we approved, are you increasing or decreasing the total size or remaining the same?

MR. SHAW: I don't know that just based upon the geometry, you can take a look at this square here and take a look at this square here again, one type unit, second type unit, it's pretty close, it may be a little bigger but not much.

MR. DUBALDI: So, it is very negligible.

MR. SHAW: No increase in bedrooms, I want that to be on the record.

MR. PETRO: The second part is the road you're eliminating the road.

MR. SHAW: That was the next point.

MR. PETRO: Just for the minutes I'd like to state that I am an adjoining property owner to this project but I certainly do not have any interest in this project and I just wanted to say so in the minutes. Now tell us about the road.

MR. SHAW: On the approved site plan, there was a road called Driftwood Lane possibly, that it connected the main spine road through this location and these two clusters were flipped around where they accessed off this roadway. Now that they into the construction of the site and with the cuts and fills presently going on we elected to come before this board and ask to delete that roadway. What it does for us is gives us more area to place the fill to have a more gradual slope instead of a steeper slope. It eliminates the cost of the roadway, the units are simply turned around and connected onto Highwood Drive, that is a change which is different than the approved plan. I'll go through the rest of them real fast and we'll come back. There's a water main which goes up Highwood Drive and runs over on to the lands of Skylom. And that was in this particular area that we were giving an easement to the town. Because of the grading situation because we'd like to place boulders in that area to stabilize the earth, what we're proposing to do is this line which is presently installed, to abandon it and to install a new line to accomplish the same thing between units 66 and 67. So we're abandoning approximately 150 feet of line and we're going to reinstall a new length of pipe of that length. I'm looking at the bottom of the drawing to see what other changes, internal walkways.

MR. PETRO: Sidewalks.

MR. SHAW: Yeah, internal walkways, what we're proposing to do is to change the internal walkway paths, again that which is in Phase 1 is built out, that which is shaded this Phase 2 is what we're proposing. Presently, there are no sidewalks or walkways built in Phase 2. What we have tried to do is to get the best utilization of the sidewalks because again now that we're pulling them along the curb line, it's a different set of conditions than the walks meandering through the back of people's yards, that wasn't really received that warmly by the homeowner's. Someone would be sitting on the deck having their dinner and having people walk behind the units. It was a concept that the owners thought would work three

years ago, it doesn't work now because we're taking the walkways from the internal circulation pattern and now putting them along the curb line, and in a lot of areas it works such as going on the south side of highway, drive up around the new loop when we get to this, this gets to be a tad bit of a problem because while we can install the sidewalks to here, and we can install the sidewalks to here we cannot install sidewalks in front of these units because of things like electrical boxes, fire hydrants, steep embankments, rock walls, so because it cannot be physically done, what we have done is brought it internal between these two units, brought this over to Arbor Lane and this would connect to the existing walkways to the community building so we have tried to keep it along the curb where possible we have tried to create a generous circulation pattern but we'd have to delete the walkways and if you looked at the previously approved plans, they were just meandering, I guess they felt seniors living there would like to walk on them but that is not the case.

MR. LANDER: Didn't you just state that you weren't going to have them go behind these units?

MR. SHAW: I would prefer not to have them go behind the units but I have no choice because I cannot install walkways in along here, I cannot install them here because physically I can't fit them in now what do I do.

MR. LANDER: Put them on the other side of the road.

MR. SHAW: What happens now with the existing units, when you're built out, if I take four feet of grass, four feet of sidewalk, those units are too close to the sidewalk.

MR. LANDER: These are physically built?

MR. SHAW: Yes.

MR. PETRO: Bottom line change to the units, they sell better than the old units, is that correct?

MR. SHAW: It's marketing driven, clear and similar,

they cannot sell these units as I pointed out, in fact, there are parking spaces, there's another cluster of parking spaces built right here for the next building, the foundation for this building is in, it's all coming out.

MR. LANDER: Do you have to go back to the Attorney General with this now?

MR. SHAW: I believe they are going back, yes.

MR. DUBALDI: Are there any improvements in Phase 1 that have not been completed that are shown on this map?

MR. SHAW: That have not been completed that are not shown on the map.

MR. DUBALDI: That are shown on this map.

MR. SHAW: That are shown.

MR. LANDER: School bus shelter, is that up yet?

MR. SHAW: No, that is not up, sidewalks along Route 32, that is still hanging fire to what the DOT's doing and I hear we're getting closer on that, pump stations and community facilities are in.

MR. DUBALDI: Recycling centers are all in, I think there's only one.

MR. SHAW: Yeah, there's only one recycling center and I believe that is in.

MR. PETRO: While we're talking about Phase 1 and I'm sure you're not going to be able to answer it but I'm going to put it in the minutes, Windsor Crest at one point was going to look at some downstream or off-site drainage, I believe across Route 32 down where it makes the 90 degree turn and goes out, has any progress been made with that with the town?

MR. SHAW: Yes, it's done, it's been done, done for a year, year and half, possibly.

MR. PETRO: It's actually installed?

MR. EDSALL: Yes.

MR. SHAW: Yes.

MR. EDSALL: I think somebody mentioned about the recycling centers, Greg, is there any intent to have another recycling center in the upper reaches of the, of the project?

MR. SHAW: Not at this time, Mike Waskew, who was intricately involved with the design three years ago felt that one recycling center was enough to take care of the entire project. I don't know whether it is or whether it isn't.

MR. LANDER: Going back to Phase 1, I know they are going to do something with Route 32 but there was a problem with Highwood Drive?

MR. SHAW: Correct.

MR. LANDER: What's going to be the status on that, Highwood Drive doesn't have a negative slope off 32, that wasn't the whole crux of the thing, deficiency in the pavement?

MR. SHAW: That was the problem, it wasn't the slope. Don Green said the slope was okay, even though it wasn't your standard two percent slope but--

MR. LANDER: Water runs out in the middle of 32 but it's all right.

MR. SHAW: Let me just touch because you may know more about this and I do but--

MR. LANDER: I doubt it.

MR. SHAW: The thickness of the pavement is deficient and because of the flatness of the pitch coming from the edge of pavement back towards the site isn't sufficient enough, if they were two inches of macadam

shy and just put two inches to satisfy the requirements now you'd have more of a pitch to 32 as opposed to pitching away from it on Route 32 with the overlay paving, there's six inches that is going to go down on 32 in front of Willow if they are going to put 6 inches on this pavement.

MR. LANDER: What's going to happen to the curbs?

MR. SHAW: You're going to have to ask that of DOT, I don't know.

MR. LANDER: Maybe Don Green said they look good, there's only two inches of curb showing.

MR. SHAW: Be nice.

MR. LANDER: I can't be nice, not when it's wrong and he said well, it will work.

MR. SHAW: Town of Newburgh is holding cash moneys I believe to secure that work will be performed to the town's satisfaction. Money was posted.

MR. PETRO: Town of New Windsor, I believe.

MR. SHAW: Town of New Windsor. Did I say Newburgh, I'm sorry. So what I am saying there may be an opportunity not to dig up the pavement and overlay it if they raise 32 high enough.

MR. LANDER: I think your curbs are going to change.

MR. SHAW: Very well could.

MR. PETRO: Let's get back to the changes we don't have anything back from any of the departments yet because it was just brought in so we don't have fire or anything, if you want to make a motion for lead agency.

MR. LANDER: Carmen had a good question, we have to know how much bigger the units are, no, shouldn't we?

MR. DUBALDI: That was one of my questions.

MR. LANDER: Greg doesn't know.

MR. PETRO: We don't know, all the setbacks are still met and there's a bedroom count which they are and the bedroom count hasn't changed, I don't think it would matter if they are bigger square footage.

MR. LANDER: He had added 20 foot to the building.

MR. DUBALDI: Can I hear what Mark has to say about the coverage?

MR. EDSALL: I think your concern would be if they were increasing the buildings and nothing else was being eliminated, it could affect your storm water impacts because you have got detention basin and you have got to look at those potential problems. However, they are taking a whole road out so I think that the elimination of the road is much more of a decrease in any coverage and flow impact than the increase from the road or from the buildings so I don't think it's significant whatsoever, I think your biggest issues are purely layout issues, if the board's happy with it.

MR. PETRO: I see the setback lines, Greg, on the plans so you're obviously still meeting them.

MR. SHAW: Correct.

MR. PETRO: I see you're right on them a couple corners.

MR. EDSALL: The fire inspector was present during the workshop and he had no objection whatsoever. His only concern was is that Greg and he get together with the applicant and work on the renumbering for 911 but other than that, he has no concern whatsoever.

MR. PETRO: I still would like a motion for lead agency.

MR. LANDER: So moved.

MR. DUBALDI: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the Windsor Crest Condo Phase 2 site plan amendment. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. DUBALDI	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. DUBALDI: Mr. Chairman, can I just ask a question that Ron brought up, status of Highwood Drive in terms of how much pavement was put down, was that issue ever resolved? Remember they did some testing of the road to test the thickness and I know that that was brought up.

MR. LANDER: I think our planning board engineer could shed more light on that only because I think he was present at the time.

MR. DUBALDI: Mr. Edsall, would you shed some light?

MR. EDSALL: On which?

MR. DUBALDI: There was some discussion about the status of Highwood Drive on how much asphalt there was.

MR. PETRO: There were borings done.

MR. DUBALDI: What was the end result of all of that?

MR. EDSALL: My understanding now is that the only portion that has not been corrected is Highwood Drive on the north entrance and exactly what I believe Greg and Ron stated they have a deficient pavement thickness, they've bonded the tearing out of that section of the road and reinstallation, if they are lucky enough that DOT raises the highway high enough that they don't need to do it that way, fine.

MR. LANDER: They can raise the curbs.

MR. EDSALL: State may end up raising the curbs.

MR. DUBALDI: Rest of the road has been corrected?

MR. EDSALL: Yes.

MR. PETRO: Lead agency, SEQRA process, Mark, do you see anything that is going to be adversely affected?

MR. EDSALL: If anything, I think this change will result in an improvement from an environmental standpoint so I would believe you could have a negative dec immediately.

MR. PETRO: Can I have a motion?

MR. STENT: Motion to declare negative dec on the site plan.

MR. DUBALDI: Don't we have to make a determination on whether or not we're going to have a public hearing?

MR. PETRO: Carmen, you're correct.

MR. LANDER: Motion we waive public hearing.

MR. STENT: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board under its discretionary judgment waive the public hearing for the Windsor Crest condo project for Phase 2 amended site plan. Is there any further discussion from the board members?

MR. DUBALDI: Yeah, I have a question. Did the homeowner's association see this at all?

MR. SHAW: Has the homeowner's association seen that, I can't speak to that, Carmen, I don't know.

MR. LANDER: I rescind my motion, Mr. Chairman.

MR. PETRO: Motion's withdrawn.

MR. DUBALDI: I assumed it would have.

MR. SHAW: It may have, it may not have.

MR. DUBALDI: Especially since we were going to waive the public hearing, I assumed that this was approved by the homeowners.

MR. LUCAS: What are we changing to basically?

MR. LANDER: We're adding garages, you know.

MR. DUBALDI: I'm just one member, Mr. Chairman, I just asked the question what's your opinion Jim?

MR. SHAW: That the only issue that they'd have a concern about is the sidewalks.

MR. LANDER: They have a concern about everything there.

MR. SHAW: That is the problem, if you are going to ask 50 different people to attend the meeting, you're going to get 50 different opinions. Now where are we, we have been there.

MR. PETRO: Both good points.

MR. DUBALDI: I really would like to hear what the residents have to say, I think it would be in our best interest and the applicant's best interest.

MR. LANDER: I agree, you're right.

MR. DUBALDI: I'm only one member.

MR. SHAW: You realize we're going to be opening up a can of worms, we're going to go back into section one, we're going to re-walk a lot of the ground that was walked years ago and I'm not sure what we're accomplishing out of it, other than giving these people a forum which maybe they are entitled to, maybe they are not.

MR. PETRO: Well, I guess I'll voice my opinion.

MR. LUCAS: What part of this section 2 is going to be affecting section 1, it's different, the sidewalks that we're changing are section 2, right?

MR. LANDER: Well--

MR. SHAW: Correct.

MR. STENT: I don't want to get into--

MR. DUBALDI: You guys were not here.

MR. LUCAS: Traffic is going to be the the same, same amount of traffic.

MR. SHAW: Has this board gotten any correspondence from the residents of Windsor Crest?

MR. PETRO: No.

MR. SHAW: Three years ago there was a lot of issues on the table, I think the developer has gone a long way in resolving it. There's a change of personnel, Mr. Gerbis has been involved, Mr. Landau hasn't been, I wish Michael was here, he could chip in. Mark, have you heard anything negative?

MR. EDSALL: It's been rather quiet.

MR. PETRO: Let's exactly see what we're looking at, we're looking at, the style of the units are changed, that is number one.

MR. SHAW: Change to the units that are presently there not a new style.

MR. PETRO: They are already existing.

MR. SHAW: They already physically exist on the site.

MR. PETRO: Number 2, you're changing the direction and adding some extra sidewalks.

MR. SHAW: We're reconfiguring the sidewalk, walkway patterns.

MR. PETRO: Changing an easement for a water line, I don't see where that certainly won't affect any of the homeowners.

MR. STENT: What affect on the sidewalk is it going to have on Phase 1?

MR. PETRO: Well, the affect would be, see the dotted line where Phase 1 and Phase 2 meet that stretch of 40 or 50 feet of sidewalk there's none and then there will be, it will cross Phase 1 and exit onto Arbor Lane in Phase 1 so that is a good point to maybe have a public hearing because it is affecting Phase 1 there.

MR. DUBALDI: Make a motion we schedule a public hearing.

MR. SHAW: How would the board feel if the homeowners didn't want sidewalks?

MR. PETRO: Motion before the board to schedule a public hearing. We can still have further discussion but let's finish up the motion for the Phase 1 Phase 2 amended site plan to schedule a public hearing. That is the motion.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board move to have a public hearing for the Windsor Crest Phase 2 amended site plan on Route 32. Is there any further discussion from the board members? Ed, do you want to say anything?

MR. STENT: I just hate to open up the whole keg of worms. They are going to come in bearing their laundry from the first.

MR. LUCAS: I agree but if we can do something with the one sidewalk, is there anything we can do?

MR. LANDER: Eliminate it maybe.

MR. LUCAS: You can't, you would lose the setbacks on the other properties.

MR. SHAW: What I am saying is that in a perfect world, I'd love to take the sidewalk and bring it to here, if you walk up and take a look at the conditions with this hydrant, electrical boxes, the grading, stone walls which are beautiful, they are used to stabilize the embankment, you cannot get a sidewalk through, it's not just a sidewalk, you need four foot in grass so you have a ramp to get to the sidewalk so now it's eight feet and with these units, peel off eight feet off the blacktop driveways so now your driveway starts here, not eight feet away, they are going to be a little short.

MR. LUCAS: That same condition exists on the other side, the north side.

MR. SHAW: Yes.

MR. PETRO: Mark, do you have an opinion?

MR. EDSALL: Purely an opinion and not a member of the board, I mean there was a lot of sidewalks running through a lot of back yards and what my understanding from speaking with Mr. Gerbis was is that the members or the owners have objected to these going close to their units. What you have done is you have eliminated a lot of area where it's behind units and next to units and you have got one location now that is it. And it appears that that one is there only because it's unavoidable. As far as having a public hearing, maybe a middle road would be to ask that Mr. Gerbis obtain a letter from the homeowner's association, either giving or not giving their support. Let them fight about it at their HOA meeting, if the majority agree with the change, get a letter. Maybe that way you don't necessarily have to have the arguments here.

MR. PETRO: If we do that, I know the motion's still before the board, if we should do that obviously we're not going to take action tonight, you'd have to go and get a letter, we'd be on the next agenda, I don't know

if you are looking for action tonight.

MR. SHAW: Of course.

MR. PETRO: We don't have any responses back anyway.

MR. SHAW: What responses do you need?

MR. PETRO: We don't have, I don't have anything, I don't, highway, fire, I don't have fire, I don't have water, I don't have nothing, there's nothing here in the file. So you need to get what we'd normally have by next meeting and if you could get a letter, if everybody's in agreement, we still have the motion, I'm going to run and play through, I'm going, unless he withdraws the motion about the letter, why don't you--

MR. DUBALDI: I'm not withdrawing my motion.

MR. PETRO: We still have to take vote on it I.

MR. DUBALDI: It would be a very bad idea not to have a public hearing on this considering the changes that are being made to the plan.

MR. LANDER: Poll the board.

MR. PETRO: Let's vote. Motion has been and seconded as we know to have a public hearing on the amended site plan for the Windsor Crest Phase 2 amended site plan. Discussion has been held.

ROLL CALL

MR. DUBALDI	AYE
MR. STENT	NO
MR. LANDER	AYE
MR. LUCAS	NO
MR. PETRO	AYE


MR. PETRO: Yes, only for one reason, this has been such a hot bed, the sidewalk is coming out, I agree with Mike and Ed, but they were not sitting here when we went through this.

MR. LUCAS: I might be misinformed because I wouldn't want to--

MR. PETRO: You're not misinformed.

MR. LUCAS: I'm going to vote know if you had an alternative or we could go to the association and get a letter.

MR. PETRO: He won't withdraw the motion.

 MR. DUBALDI: Before I vote on a negative dec, I would like to hear what the people of the project have to say about the change.

MR. PETRO: The other thing also I don't see it's going to hold you up, we'll have a public hearing as soon as you're prepared and we're going to have it.

MR. SHAW: Realistically, the public hearing is not going to take place until four weeks from now, the chance of having it two weeks from now are slim and none, based upon the schedule of the Sentinel, am I correct, so we're looking about pushing it back four weeks for openers.

MR. PETRO: It is a major subdivision, they are not major changes but enough, we should at least talk to them. It has been a hot bed for quite a while and things have been quiet so I don't think you're going to have a problem.

MR. EDSALL: Jim really always have to elicit comments on the amendment, any comments that don't pertain to the application before the board you could ask that the people just not bring it up because it isn't permanent.

MR. PETRO: We're on Phase 2, the amended plan, so I'll do exactly what Mark said, I don't want to get back into the retention ponds.

MR. SHAW: But you're going to--

MR. PETRO: I'll take care of that, I can run a meeting

July 10, 1996

44

and I'll take care of it.

MR. DUBALDI: Detention ponds, not retention ponds.

MR. SHAW: That is right.

MR. PETRO: Okay, that is that.

MR. STENT: Is there sidewalks in Phase 1 right now?

MR. SHAW: Yes.

MR. STENT: That are not shown on this map?

MR. SHAW: That are not shown, I don't have a recollection, this is not installed in the back.

RESULTS OF P.E. MEETING

DATE: 7/10/96

Phase II

PROJECT NAME: Windsor Crest Amended S.P. PROJECT NUMBER 96-18

LEAD AGENCY:

NEGATIVE DEC:

M) LN S) D VOTE: A 5 N 0

M) LN S) VOTE: A N

CARRIED: YES ✓ NO

CARRIED: YES: NO

PUBLIC HEARING: M) LN S) LN VOTE: A 2 N 3

WAIVED: YES NO ✓ Schedule P.H.

SEND TO OR. CO. PLANNING: M) S) VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S) VOTE: A N YES NO

DISAPP: REFER TO Z.E.A.: M) S) VOTE: A N YES NO

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S) VOTE: A N APPROVED:

M) S) VOTE: A N APPR. CONDITIONALLY:

NEED NEW PLANS: YES NO

DISCUSSION/APPROVAL CONDITIONS:

No increase in units or number of bedrooms
wishing to delete one roadway
the setbacks still met - Yes

Remember for 911 w/ fire Inspector

Need letter from Homeowners Assoc in favor or not



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: WINDSOR CREST CONDOMINIUMS (PHASE II)
SITE PLAN AMENDMENT
PROJECT LOCATION: NYS ROUTE 32
SECTION 35-BLOCK 1-LOT 41
PROJECT NUMBER: 96-18
DATE: 10 JULY 1996
DESCRIPTION: THE APPLICATION INVOLVES A LAYOUT REVISION TO
THE APPROVED PHASE II PORTION OF THE PROJECT,
WITH NO CHANGE IN UNIT COUNT. THE PLAN HAS BEEN
REVIEWED ON A CONCEPT BASIS ONLY.

1. The Applicant has submitted an amended site plan to make certain modifications to the project, which will enhance marketing and are also in conformance with certain desires of the current residence. To my understanding, these changes include the following:
 - a. Revision of the plan, such that all remaining units are all "garage-type" units.
 - b. Shifting of some units from building to building to provide proper spacing with this unit type change.
 - c. Elimination of the top cross-roadway.
 - d. Reversing some of the units, such that they front on the main loop drive, rather than the road proposed for deletion.
 - e. Revision of the sidewalk locations to generally follow roadways, rather than meander behind and between buildings.
 - f. Associated grading changes to accommodate the work.

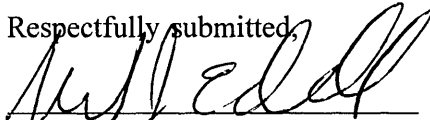
I recommend that the Planning Board review the above with the Applicant, in detail, to determine whether the listing above is complete and accurate, and also to fully understand the scope of the Proposal.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 2**

REVIEW NAME: WINDSOR CREST CONDOMINIUMS (PHASE II)
SITE PLAN AMENDMENT
PROJECT LOCATION: NYS ROUTE 32
SECTION 35-BLOCK 1-LOT 41
PROJECT NUMBER: 96-18
DATE: 10 JULY 1996

2. Following a review of the proposed amendments, the Board may wish to discuss with the Applicant any proposed adjustments or changes to same. If the Board generally finds the changes acceptable, some procedural items must be addressed, as noted below.
3. As part of this site plan amendment, the Board will be required to determine if the previous SEQRA determination remains valid, based on this site plan amendment. If accepted in this form, I believe the SEQRA determination would remain valid, since the roadway surfaces are being decreased, the unit count remains unchanged and the bedroom count remains unchanged. On this basis, I believe a new SEQRA review and determination are not necessary.
4. In addition to a SEQRA evaluation, the Board would also need to determine if a new public hearing is required for this site plan amendment. Based on the reasons listed above, I would believe that a public hearing may not be necessary, especially since these changes are, to my understanding, consistent with the desires of the existing residence.
5. At such time that the Planning Board has made further review of this application, **further engineering reviews** and comments will be made, as deemed necessary by the Board.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:WINDCR.mk

1 #96-18 Escrow

NEW HILLTOP DEVELOPMENT CORP.

PH (914) 561-4798
232 WINDSOR HIGHWAY
NEW WINDSOR, NY 12553

EXPLANATION	AMOUNT

10-4/220
BR. 419

1651

AY
MOUNT
F

— Seven Hundred fifty & 00/100 — DOLLARS

CHECK
AMOUNT

DATE	TO THE ORDER OF	DESCRIPTION	CHECK NUMBER
1/3/96	Town of New Windsor	Planning Board	1651

\$ 750⁰⁰/₁₀₀



M & T Bank
Manufacturers and Traders Trust Company
Buffalo, NY 14240

⑈001651⑈ ⑆022000046⑆ 11000911021822⑈

B #96-18 Application Fee

NEW HILLTOP DEVELOPMENT CORP.

PH (914) 561-4798
232 WINDSOR HIGHWAY
NEW WINDSOR, NY 12553

EXPLANATION	AMOUNT

10-4/220
BR. 419

1650

AY
MOUNT
F

— One Hundred & 00/100 — DOLLARS

CHECK
AMOUNT

DATE	TO THE ORDER OF	DESCRIPTION	CHECK NUMBER
1/3/96	Town of New Windsor	Planning Board	1650

\$ 100⁰⁰/₁₀₀



M & T Bank
Manufacturers and Traders Trust Company
Buffalo, NY 14240

⑈001650⑈ ⑆022000046⑆ 11000911021822⑈

Inter-Office Correspondence

To: Town Planning Board
From: Town Fire Inspector
Date: 11 September 1996
Subject: Windsor Crest Condominiums

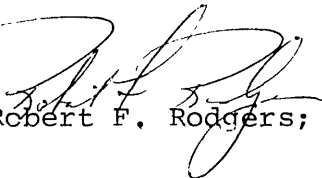
Planning Board Reference Number: PB-96-18
Dated: 6 September 1996
Fire Prevention Reference Number: FPS-96-043

A review of the above referenced subject site plan was conducted on 11 September 1996.

This site plan is acceptable.

I would like to request that the Planning Board have the developer put up the street name sign for each of the site streets.

Plans Dated: 30 August 1996 Revision 1


Robert F. Rodgers; C.C.A.

RFR/dh



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

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- ☐ Branch Office
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Milford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # 96-18
WORK SESSION DATE: 4 Sept 96 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: No REQUIRED: revised plan
PROJECT NAME: Wind Crest
PROJECT STATUS: NEW X OLD _____
REPRESENTATIVE PRESENT: Greg Shaw
MUNIC REPS PRESENT: BLDG INSP. ?
FIRE INSP. Bolin
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- discussing wall @ 7-75
- railing X 2 - one split rail in grass
- second @ top of wall
wall to be submitted with bldg - (note is on plan)

next agenda 9/11

4MJ91 pbwsform



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF NEW WINDSOR

P/B # _____ - _____

WORK SESSION DATE: 21 Aug 96

APPLICANT RESUB.

REAPPEARANCE AT W/S REQUESTED: No

REQUIRED: New Plans

PROJECT NAME: Windsor Crest

PROJECT STATUS: NEW X OLD _____

REPRESENTATIVE PRESENT: Greg Shaw / Bill Miller ^(P/B) / Alexander D'Andrea ^(P/B)

MUNIC REPS PRESENT: BLDG INSP. _____
FIRE INSP. Rob.
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- 911 # is discussed
- Street signs
- timing of WL construction & disc who gets WL @ end C / 6m
- need PRV's & verify meter arrangement.
- rec split rail fence
- commit to recycle center as per other unit
- commit to street sign

next avail agenda
after plans

4MJ91 pbwsform



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER:

96 - 18

DATE PLAN RECEIVED:

RECEIVED SEP 6 1996

The maps and plans for the Site Approval

Subdivision _____ as submitted by

_____ for the building or subdivision of

Windsor Crest _____ has been

reviewed by me and is approved ☒

disapproved ☐

If disapproved, please list reason

Development is currently being fed by
town's water - notify water dept. for
extensions

HIGHWAY SUPERINTENDENT

DATE

WATER SUPERINTENDENT

DATE

SANITARY SUPERINTENDENT

DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 96 - 18

DATE PLAN RECEIVED: RECEIVED SEP 6 1996

The maps and plans for the Site Approval ✓
Subdivision _____ as submitted by
_____ for the building or subdivision of
_____ has been
reviewed by me and is approved ✓
disapproved _____.

If disapproved, please list reason _____

RECEIVED

SEP 10 1996

NEW HIGHWAY 121

W. James Sullivan 9/10/96
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 10 July 1996

SUBJECT: Windsor Crest Condominium Admended Plan

Planning Board Reference Number: PB-96-18

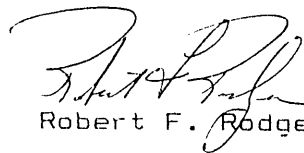
Dated: 9 July 1996

Fire Prevention Reference Number: FPS-96-037

A review of the above referenced subject plan was conducted on 11 July 1996.

This plan is acceptable.

Plans Dated: 8 July 1996.



Robert F. Rodgers; C.C.A.

RFR/dh



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

RECEIVED

JUL 10 1996

N.W. HIGHWAY DEPT.

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER:

93-18

DATE PLAN RECEIVED:

RECEIVED JUL 9 1996

The maps and plans for the Site Approval ☒

Subdivision _____ as submitted by

_____ for the building or subdivision of

_____ has been

reviewed by me and is approved ☒

disapproved ☐

If disapproved, please list reason _____

W. James Sullivan
HIGHWAY SUPERINTENDENT

7/10/96
DATE

WATER SUPERINTENDENT

DATE

SANITARY SUPERINTENDENT

DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 96 - 18

DATE PLAN RECEIVED: RECEIVED JUL 9 1996

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of
Windsor Crest has been

reviewed by me and is approved ☒

~~disapproved~~ _____.

~~If disapproved, please list reason~~ _____

There is town water currently feeding
this property

HIGHWAY SUPERINTENDENT _____ DATE _____

James J. D. G. G. G. 7-10-96
WATER SUPERINTENDENT _____ DATE _____

SANITARY SUPERINTENDENT _____ DATE _____



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF New Windsor P/B # -

WORK SESSION DATE: 3 July 96 APPLICANT RESUB.
REQUIRED: Yotell App

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: Windsor Crest S/P Am.

PROJECT STATUS: NEW X OLD

REPRESENTATIVE PRESENT: Mike Cerrin; Greg Shaw

MUNIC REPS PRESENT: BLDG INSP.
FIRE INSP. X
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- ITEM ① - Change to all garage type units
- Same # Units
- Same # Bedrooms
- ITEM ② - Relocate WC connection toward Elyon
- Elm Driftwood Lane, reverse access to
- Side walks -
- Bus shelter (suggest they leave this alone)

4MJE91 pbwsform



RECEIVED JUL 9 1996

TOWN OF NEW WINDSOR 96-18

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

"XX"

APPLICATION TO:
TOWN OF NEW WINDSOR PLANNING BOARD

17 TYPE OF APPLICATION (check appropriate item):

Subdivision____ Lot Line Chg.____ Site Plan X Spec. Permit____

1. Name of Project Windsor Crest Condominiums - Phase II
2. Name of Applicant New Hilltop Development Corp. Phone 561-4798
Address 232 Windsor Highway, New Windsor, N.Y. 12553
(Street No. & Name) (Post Office) (State) (zip)
3. Owner of Record Same As Applicant Phone____
Address____
(Street No. & Name) (Post Office) (State) (zip)
4. Person Preparing Plan Gregory J. Shaw, P.E.
Address 744 Broadway, Newburgh, New York 12550
(Street No. & Name) (Post Office) (State) (zip)
5. Attorney____ Phone____
Address____
(Street No. & Name) (Post Office) (State) (zip)
6. Person to be notified to represent applicant at Planning Board Meeting Gregory J. Shaw, P.E. Phone 561-3695
(Name)
7. Project Location: On the West side of Windsor Highway
1,100 feet south of Union Avenue
(direction) (street)
8. Project Data: Acreage of Parcel 24.01 Zone R-5,
School Dist. Newburgh
9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Y____ N X

If you answer "yes" to question 9, please complete the attached Agricultural Data Statement.

PROJECT I.D. NUMBER

RECEIVED JUL 9 1996
96 - 18

SEQR

617.21

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR New Hilltop Development Corp.	2. PROJECT NAME Windsor Crest Condominiums-Phase II
3. PROJECT LOCATION: Municipality Town of New Windsor County Orange	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) West side of Windsor Highway, 1,100 feet south of Union Avenue	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: Amendment to the approved Phase II Site Plan in which 440 l.f. of roadway known as Driftwood Lane is deleted. Also, townhouse units with garages replace townhouse units without garages. No increase in total number of condominium units or bedrooms.	
7. AMOUNT OF LAND AFFECTED: Initially 14.54 acres Ultimately 14.54 acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency name and permit/approval Town of New Windsor Planning Board Site Plan Orange County Dept. Of Health Water System	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Town of New Windsor Planning Board	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: New Hilltop Development Corp. Date: July 8, 1996	
Signature: <i>[Signature]</i> Engineer For Applicant	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

- A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the Full EAF.
☐ Yes ☒ No
- B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.8? If No, a negative declaration may be superseded by another involved agency.
☐ Yes ☒ No
- C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)
- C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal potential for erosion, drainage or flooding problems? Explain briefly:

No
- C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

No
- C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

No
- C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

No
- C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly.

No
- C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly.

No
- C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly.

No
- D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?
☐ Yes ☒ No If Yes, explain briefly

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- ☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:

Town Of New Windsor Planning Board

Name of Lead Agency

James Petro

Print or Type Name of Responsible Officer in Lead Agency

Chairman

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency


Signature of Proposer (if different from responsible officer)

Date

10. Tax Map Designation: Section 35 Block 1 Lot 41

11. General Description of Project: An Amendment of the previously
approved Site Plan for 103 condominium units

12. Has the Zoning Board of Appeals granted any variances for
this property? yes X no.

13. Has a Special Permit previously been granted for this
property? yes X no.

ACKNOWLEDGEMENT:

If this acknowledgement is completed by anyone other than the
property owner, a separate notarized statement from the owner
must be submitted, authorizing this application.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

The undersigned Applicant, being duly sworn, deposes and
states that the information, statements and representations
contained in this application and supporting documents and
drawings are true and accurate to the best of his/her knowledge
and/or belief. The applicant further acknowledges responsibility
to the Town for all fees and costs associated with the review of
this application.

Sworn before me this

8th day of July 1996

P. C. Lanfieri S.
Applicant's Signature

Perry Goldman
Notary Public
PERRY GOLDMAN
Notary Public, State of New York
No. 4946072
Qualified in Westchester County
Commission Expires 1/27/1997
Notary Public

TOWN USE ONLY:

RECEIVED JUL 9 1996
Date Application Received

96 - 18
Application Number

RECEIVED JUL 9 1996

96 - 18

"XX"

APPLICANT'S PROXY STATEMENT
(for professional representation)

for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARD

Michael Gervas Of
New Hilltop Development Corp. _____ it
_____, deposes and says that ~~he~~
(Applicant)
conducts business at
~~resides at~~ _____ 232 Windsor Highway, New Windsor, N.Y. 12553
(Applicant's Address)

in the County of _____ Orange _____

and State of _____ New York _____

and that ~~he~~ ^{it} is the applicant for the _____ Amended Phase II Site Plan
for Windsor crest Condominiums
(Project Name and Description)

which is the premises described in the foregoing application and
that ~~he~~ ^{it} has authorized _____ Gregory J. Shaw, P.E.
(Professional Representative)

to make the foregoing application as described therein.

Date: June 8th 1996

[Signature]
(Owner's Signature)

[Signature]
(Witness' Signature)

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT
AND/OR OWNER AT THE MEETINGS.

TOWN OF NEW WINDSOR PLANNING BOARD
SITE PLAN CHECKLIST

ITEM

- | | |
|--|---|
| 1. <u>X</u> Site Plan Title | 29. <u>X</u> Curbing Locations |
| 2. <u>X</u> Applicant's Name(s) | 30. <u>N/A</u> Curbing Through Section |
| 3. <u>X</u> Applicant's Address(es) | 31. <u>X</u> Catch Basin Locations |
| 4. <u>X</u> Site Plan Preparer's Name | 32. <u>N/A</u> Catch Basin Through Section |
| 5. <u>X</u> Site Plan Preparer's Address | 33. <u>X</u> Storm Drainage |
| 6. <u>X</u> Drawing Date | 34. <u>N/A</u> Refuse Storage |
| 7. <u>X</u> Revision Dates | 35. <u>N/A</u> Other Outdoor Storage |
| 8. <u>X</u> Area Map Inset | 36. <u>X</u> Water Supply |
| 9. <u>X</u> Site Designation | 37. <u>X</u> Sanitary Disposal System |
| 10. <u>N/A</u> Properties Within 500' of Site | 38. <u>X</u> Fire Hydrants |
| 11. <u>N/A</u> Property Owners (Item #10) | 39. <u>X</u> Building Locations |
| 12. <u>X</u> Plot Plan | 40. <u>X</u> Building Setbacks |
| 13. <u>X</u> Scale (1" = 50' or lesser) | 41. <u>N/A</u> Front Building Elevations |
| 14. <u>X</u> Metes and Bounds | 42. <u>N/A</u> Divisions of Occupancy |
| 15. <u>X</u> Zoning Designation | 43. <u>N/A</u> Sign Details |
| 16. <u>X</u> North Arrow | 44. <u>X</u> Bulk Table Inset |
| 17. <u>X</u> Abutting Property Owners | 45. <u>X</u> Property Area (Nearest
100 sq. ft.) |
| 18. <u>X</u> Existing Building Locations | 46. <u>X</u> Building Coverage (sq. ft.) |
| 19. <u>X</u> Existing Paved Areas | 47. <u>X</u> Building Coverage (% of
Total Area) |
| 20. <u>X</u> Existing Vegetation | 48. <u>X</u> Pavement Coverage (sq. ft.) |
| 21. <u>X</u> Existing Access & Egress | 49. <u>X</u> Pavement Coverage (% of
Total Area) |
| <u>PROPOSED IMPROVEMENTS</u> | |
| 22. <u>N/A</u> Landscaping | 50. <u>X</u> Open Space (sq. ft.) |
| 23. <u>N/A</u> Exterior Lighting | 51. <u>N/A</u> Open Space (% of Total Area) |
| 24. <u>N/A</u> Screening | 52. <u>X</u> No. of Parking Spaces Prop. |
| 25. <u>X</u> Access & Egress | 53. <u>X</u> No. of Parking Spaces Req. |
| 26. <u>X</u> Parking Areas | |
| 27. <u>N/A</u> Loading Areas | |
| 28. <u>N/A</u> Paving Details
(Items 25-27) | |

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

54. N/A Referral to Orange County Planning Dept. required for all applicants filing AD Statement.
55. N/A A Disclosure Statement, in the form set below must be inscribed on all site plan maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

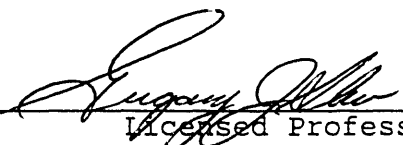
"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasor shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors."

This list is provided as a guide only and is for the convenience of the applicant. the Town of Ne Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The Site Plan has been prepared in accordance with the checklist and the Town of New Windsor Ordinances, to the best of my knowledge

By: 
Licensed Professional

Date: July 8, 1996